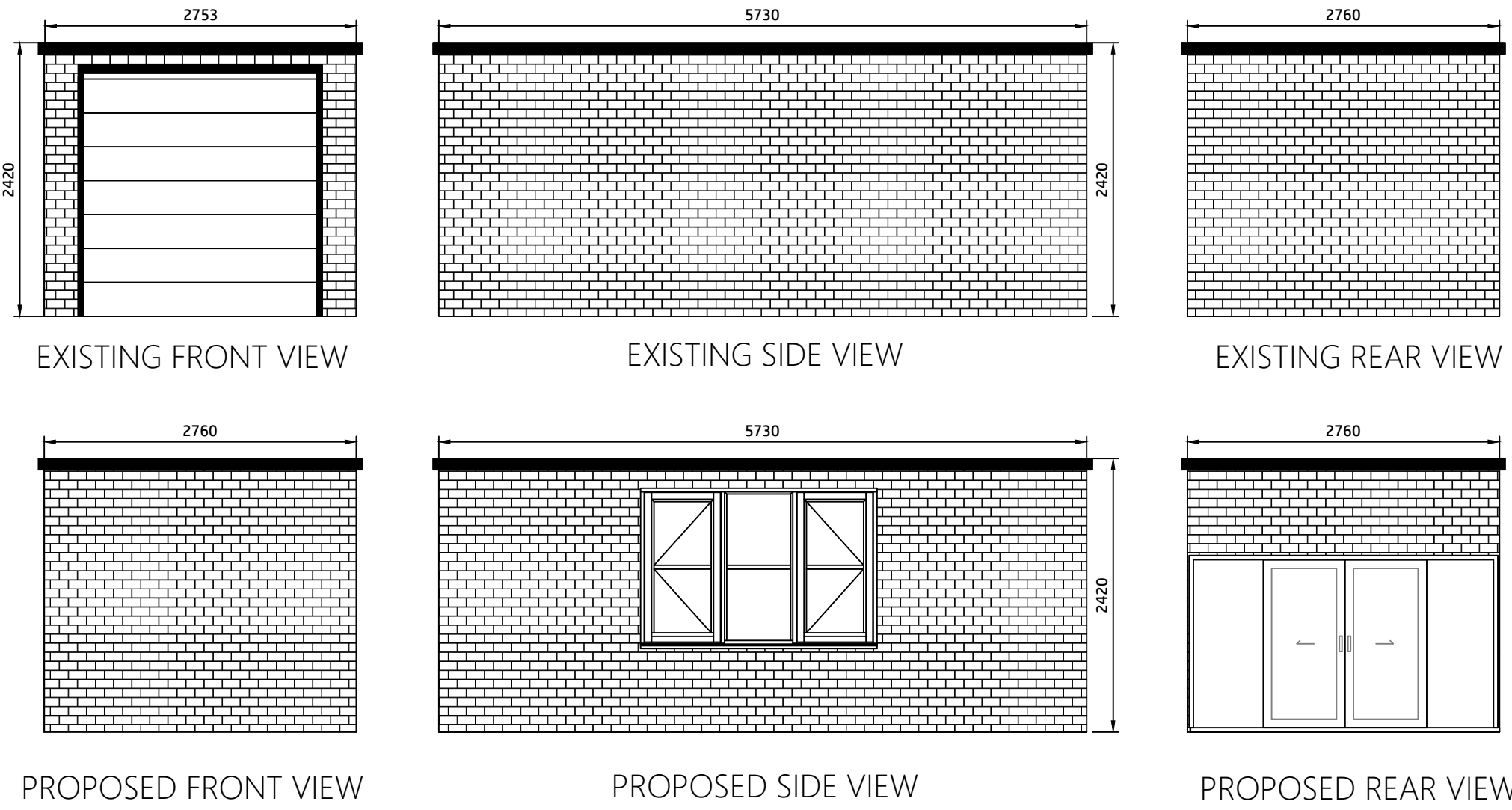


SCALE 1:50

1. GENERAL: ALL WORKS TO COMPLY WITH CURRENT UK BUILDING REGULATIONS & BS 7671. CONTRACTOR TO VERIFY ALL DETAILS ON SITE. DO NOT SCALE.
2. INSULATION: WALLS/FLOOR TO ACHIEVE U-VALUE 0.18 W/m²K, FLAT ROOF 0.15 W/m²K. ROOF TO BE INSULATED RIGID PIR WITH AIR GAP (COLD ROOF) OR EXT. WATERPROOF LAYER OVER INSULATION (WARM ROOF). FLOOR TO HAVE NEW DPM, RIGID INSULATION, AND SCREED.
3. PLUMBING: CONNECT NEW WC (110mm) & SHOWER/BASIN (40mm) TO EXISTING FOUL DRAINAGE INSPECTION CHAMBER. MAINTAIN ADEQUATE FALLS FOR SINK, SHOWER, AND TOILET WASTE TO PREVENT BLOCKAGES.
4. VENTILATION: OFFICE TO HAVE OPENING WINDOWS + TRICKLE VENTS. SHOWER ROOM TO HAVE MECHANICAL EXTRACTOR FAN WITH 15-MINUTE OVERRUN TIMER LINKED TO LIGHT SWITCH.
5. ELECTRICAL: WORK BY PART-P COMPETENT PERSON. SHOWER ZONE 1 & 2 LIGHTS TO BE MIN IPX4. ALL CIRCUITS RCD PROTECTED. NO 13A SOCKETS IN SHOWER ROOM OR WITHIN 3m OF THRESHOLD. CONTROL VIA EXT. SWITCH/PULL-CORD.
6. SHOWER ROOM: ENCLOSURE TO BE TANKED WITH WATERPROOF MEMBRANE PRIOR TO TILING. FLOORS TO BE NON-SLIP.



B1	INITIAL ISSUE	BK	BK	21.03.2026
REV	DETAILS	DRN	CHK	DATE

DraftTech
CAD Services

CLIENT: _____

DRAFT TECH

PROJECT: _____

30 WAVELL DRIVE NEWPORT

TITLE: _____

PROPOSED FLOORPLAN AND DETAILS

DRAWING STATUS

PLANNING SUBMISSION

CONTRACT No. 26006

SCALE (at A1) AS NOTED

PROJECT No. 27007 - BK - NP4 - XX - DR - S - 0003- P1